

Zoning Ordinances

A zoning ordinance can be beneficial to transportation planning by designating appropriate locations of various land uses and allowable densities of residential development. This provides a degree of stability on which to make future traffic projections and to plan streets and highways.

Other benefits of good zoning ordinance are: (1) the establishment of standards of development which will aid traffic operations on major thoroughfares and (2) the minimization of strip commercial development which creates traffic friction and increases the traffic accident potential.

Future Street Line Ordinances

A municipality with legislative approval may amend its charter to be empowered to adopt future street line ordinances. This ordinance, enacted for selected streets, is particularly beneficial for planned future improvements, such as roadway widening. Through a metes-and-bounds description of a street's future right-of-way requirements, the municipality may prohibit new construction or reconstruction of structures within the future right-of-way. This approach requires specific design hearings to be held as an opportunity for affected property owners to obtain information about what to expect and to make necessary adjustments without undue hardship.

Roadway Corridor Official Maps

A Roadway Corridor Official Map (Official Map) is a document adopted by the North Carolina Board of Transportation which allows the reservation of roadway corridors as provided by General Statutes 136-44.50 through 136-44.54. Official Maps place temporary restrictions on private property rights by prohibiting the issuance of a building permit or the approval of a subdivision on property within an adopted alignment, for up to a three-year period beginning when a request for development is denied. The Official Map in effect serves as notice to developers that the State or Municipality intends to acquire specific property. This process is a beneficial tool in directing development so that sites can be reserved for public improvements in anticipation of actual need.

Development Reviews

The District Engineer's Office and the Traffic Engineering Branch of the North Carolina Department of Transportation review driveway access to any state-maintained road. In addition, any development expected to generate large volumes of traffic (e.g., shopping centers, fast food restaurants, or large industries) should be comprehensively studied by the Traffic Engineering Branch, the Project Development and Environmental Analysis Branch, and/or the Roadway Design Unit of NCDOT. If reviewed at an early stage, it is often possible to significantly improve the development's accessibility while preserving the integrity of the CTP.